

NO RECORDING FEE

RECORDING REQUESTED BY  
and When Recorded Mail To:

City and County of San Francisco  
Director of Property  
25 Van Ness Avenue  
Suite 400  
San Francisco, CA 94102

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Situs: Final Transfer Map No. 8674, Lot 23

**OFFER OF IMPROVEMENTS**

TREASURE ISLAND SERIES 1, LLC, a Delaware limited liability company (“TI Series 1”), and its successors and assigns, does hereby irrevocably offer to the City and County of San Francisco (“the City”), a municipal corporation and the Treasure Island Development Authority (“TIDA”), a California public benefit corporation, (collectively “Offerees”), and their successors and assigns, all of the improvements required pursuant to that certain Public Improvement Agreement for Yerba Buena Island dated as of MARCH 29, 2018 between TI Series 1 and the Offerees.

The property where the improvements are located is shown on Exhibit A hereto, constituting TI Series 1 property located in the City.

It is understood and agreed that: (i) the Offerees and their successors or assigns shall incur no liability or obligation whatsoever hereunder with respect to such offer of public improvements, and except as may be provided by separate instrument, shall not assume any responsibility for the offered improvements, unless and until such offer has been accepted by the appropriate action of the Board of Supervisors and/or the TIDA Board of Directors, and (ii) either Offeree, at its sole discretion, may accept one or more components of the improvements, without prejudicing either Offeree’s discretion subsequently to accept or not accept other components, and (iii) upon acceptance of all or one or more components of this offer of public improvements by formal action of the Offeree, the accepting Offeree shall own and be responsible for maintenance of the accepted public facilities and improvements, except as such responsibility may be imposed on another by operation of law, as may be described in a master street encroachment permit authorized pursuant to Public Works Code § 786(b), or a similar agreement, pertaining to one or more of the public improvements offered hereby, or as excluded from acceptance for maintenance and liability in the formal action of the Offeree.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the parties hereto.

*[SIGNATURES ON FOLLOWING PAGE]*

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22<sup>nd</sup> day  
of March, 2018.

**GRANTOR:**

TREASURE ISLAND SERIES 1, LLC  
A Delaware limited liability company

By:   
Name: Sandy Goldberg  
Title: Authorized Signatory

By:   
Name: Christopher Meany  
Title: Authorized Signatory

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of San Francisco

On March 22, 2018 before me, Renee Adams, Notary Public, personally appeared Sandy Goldberg who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Renee Adams*

Signature of Notary Public

(Notary Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

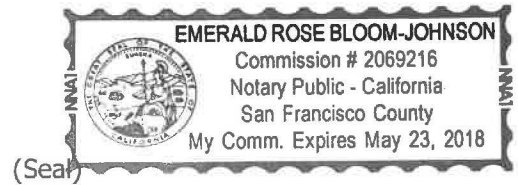
State of CALIFORNIA  
County of SAN FRANCISCO

On **March 22, 2018** before me, EMERALD ROSE BLOOM-JOHNSON, notary public, personally appeared CHRISTOPHER MEANY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature \_\_\_\_\_



**Exhibit A**  
**Legal Description**  
**[Attached]**



ENGINEERS  
SURVEYORS  
PLANNERS



December 13, 2017  
Project No. 20140015-50

**EXHIBIT G1  
LEGAL DESCRIPTION**

**EASEMENT**

All that certain real property situate in the City and County of San Francisco, State of California, being a portion of Lot 23 as shown on that certain Final Transfer Map No. 8674 recorded December 7, 2015, as Document No. 2015K165185, Official Records of said County, and being more particularly described as follows:

**AREA 1**

**BEGINNING** on the common line of Lot V (Macalla Road) and Lot 23 as shown on said map, at the westerly terminus of that certain course shown as "N89°24'11"W 267.04" on said map (see sheet 14 and 16),

Thence along said common line, South 89°24'11" East, 7.49 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence along said common line and continuing easterly along last said line, South 89°24'11" East, a distance of 19.50 feet;

Thence leaving said common line, South 00°35'49" West, 4.50 feet;

Thence North 89°24'11" West, 19.50 feet;

Thence North 00°35'49" East, 4.50 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing 88 square feet, more or less.

**AREA 2**

**BEGINNING** on the common line of Lot V (Macalla Road) and Lot 23 as shown on said map, at the easterly terminus of that certain course shown as "N89°24'11"W 267.04" on said map (see sheet 14 and 16), said point being the beginning of a tangent curve to the left;

Thence along said common line, northeasterly along said curve having a radius of 218.00 feet, through a central angle of 51°55'23", for an arc length of 197.56 feet and the **TRUE POINT OF BEGINNING** of this description;





Thence along said common line, continuing northeasterly along said curve through a central angle of  $04^{\circ}36'02''$ , for an arc length of 17.50 feet to a point hereafter known as **Point A**;

Thence leaving said common line, South  $55^{\circ}55'36''$  East, 4.50 feet to the beginning of a non-tangent curve concave northwesterly, whose radius point bears North  $55^{\circ}55'36''$  West;

Thence southwesterly along said curve having a radius of 222.50 feet, through a central angle of  $04^{\circ}36'02''$ , for an arc length of 17.87 feet;

Thence North  $51^{\circ}19'34''$  West, 4.50 feet to the **TRUE POINT OF BEGINNING**.

Containing 80 square feet, more or less.

### AREA 3

**BEGINNING** at said **Point A**, said point being on the said common line of Lot V (Macalla Road) and Lot 23, and being the beginning of a curve to the left, whose radius point bears North  $55^{\circ}55'36''$  West;

Thence along said common line, northeasterly along said curve having a radius of 218.00 feet, through a central angle of  $02^{\circ}24'22''$ , for an arc length of 9.15 feet and the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said common line, continuing northeasterly along said curve through a central angle of  $05^{\circ}07'36''$ , for an arc length of 19.51 feet;

Thence South  $63^{\circ}27'34''$  East, 4.50 feet to the beginning of a non-tangent curve concave northwesterly, whose radius point bears North  $63^{\circ}27'34''$  West;

Thence southwesterly along said curve having a radius of 222.50 feet, through a central angle of  $05^{\circ}07'36''$ , for an arc length of 19.91 feet;

Thence North  $58^{\circ}19'58''$  West, 4.50 feet to the **TRUE POINT OF BEGINNING**.

Containing 89 square feet, more or less.

### AREA 4

**BEGINNING** on the common line of Lot V (Macalla Road) and Lot 23 as shown on said map, at the westerly terminus of that certain course shown as " $N66^{\circ}36'20''W$  81.38" on said map (see sheet 16 and 16) and being the **TRUE POINT OF BEGINNING** of this description;



Thence along said common line, North  $66^{\circ}36'20''$  East, 11.54 feet;

Thence leaving said common line, South  $23^{\circ}23'40''$  East, 4.50 feet;

Thence South  $66^{\circ}36'20''$  West, 11.54 feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 117.50 feet, through a central angle of  $03^{\circ}52'22''$ , for an arc length of 7.94 feet;

Thence North  $27^{\circ}13'16''$  West, 4.50 feet to a point on said common line, said point hereafter known as **Point B** and being the beginning of a non-tangent curve concave southeasterly, whose radius point bears South  $27^{\circ}15'56''$  East;

Thence northeasterly along said common line and along said curve having a radius of 122.00 feet, through a central angle of  $03^{\circ}52'16''$ , for an arc length of 8.24 feet to the **TRUE POINT OF BEGINNING**.

Containing 88 square feet, more or less.

#### **AREA 5**

**BEGINNING** at said **Point B**, said point being on the said common line of Lot V (Macalla Road) and Lot 23, and being the beginning of a curve to the left, whose radius point bears South  $27^{\circ}15'56''$  East;

Thence along said common line, southwesterly along said curve having a radius of 122.00 feet, through a central angle of  $01^{\circ}24'12''$ , for an arc length of 2.99 feet, said point being the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said common line, South  $28^{\circ}42'11''$  East, 4.50 feet to the beginning of a non-tangent curve concave southeasterly, whose radius point bears South  $28^{\circ}40'03''$  East;

Thence southwesterly along said curve having a radius of 117.50 feet, through a central angle of  $08^{\circ}29'09''$ , for an arc length of 17.40 feet;

Thence North  $37^{\circ}07'03''$  West, 4.50 feet to said common line, and the beginning of a non-tangent curve concave southeasterly, whose radius point bears South  $37^{\circ}09'07''$  East;

Thence along said common line, northeasterly along said curve having a radius of 122.00 feet, through a central angle of  $08^{\circ}28'59''$ , for an arc length of 18.06 feet; being the **TRUE POINT OF BEGINNING**.





ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

December 13, 2017  
Project No. 20140015-50

Containing 80 square feet, more or less.

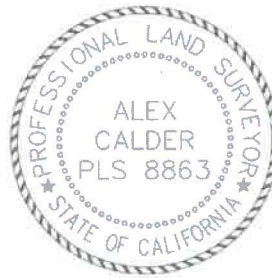
Horizontal Datum & Reference System

The horizontal datum is the North American Datum of 1983: NAD 83 (2011) Epoch 2010.00 referenced by the "CCSF-2013 High Precision Network" (CCSF-HPN). Plane coordinates are based on the "City & County of San Francisco 2013 coordinate system (CCSF-CS13). CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. See ROS 8080, filed April 4, 2014, in Book EE of Survey Maps at pages 147-157 in the Office of the Recorder of the City and County of San Francisco.

A plat showing the above described parcel is attached hereto and made a part hereof.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

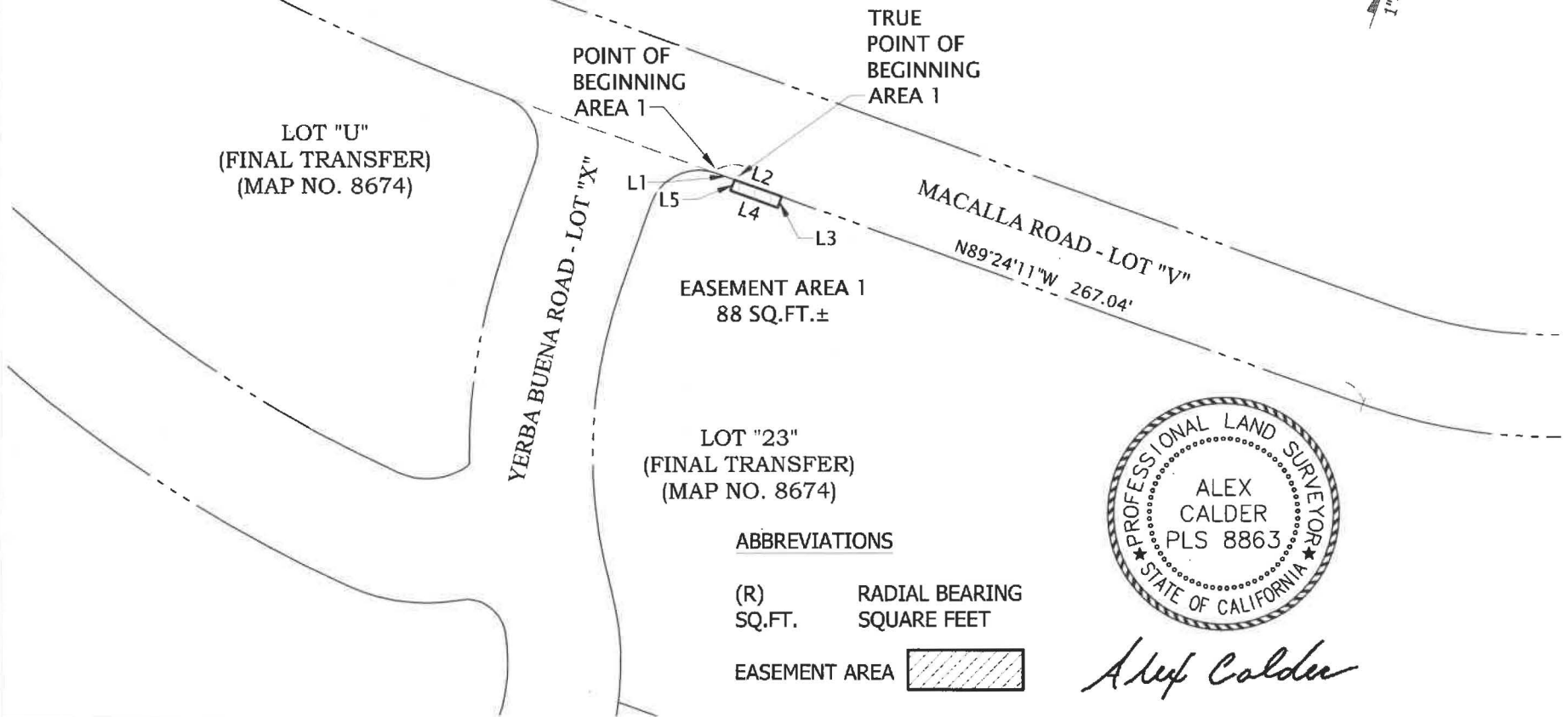
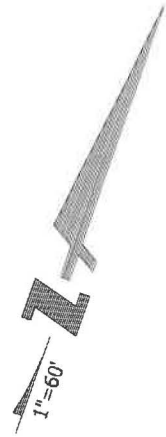
Alex M. Calder, LLS 8863



12/13/2017  
Date

**END OF DESCRIPTION**

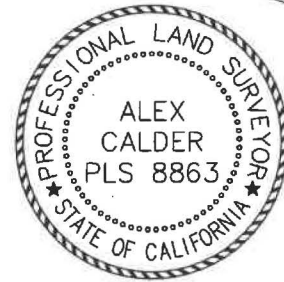
Line Table		
Line #	Direction	Length
L1	S89°24'11"E	7.49
L2	S89°24'11"E	19.50
L3	S00°35'49"W	4.50
L4	N89°24'11"W	19.50
L5	N00°35'49"E	4.50



**ABBREVIATIONS**

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREA

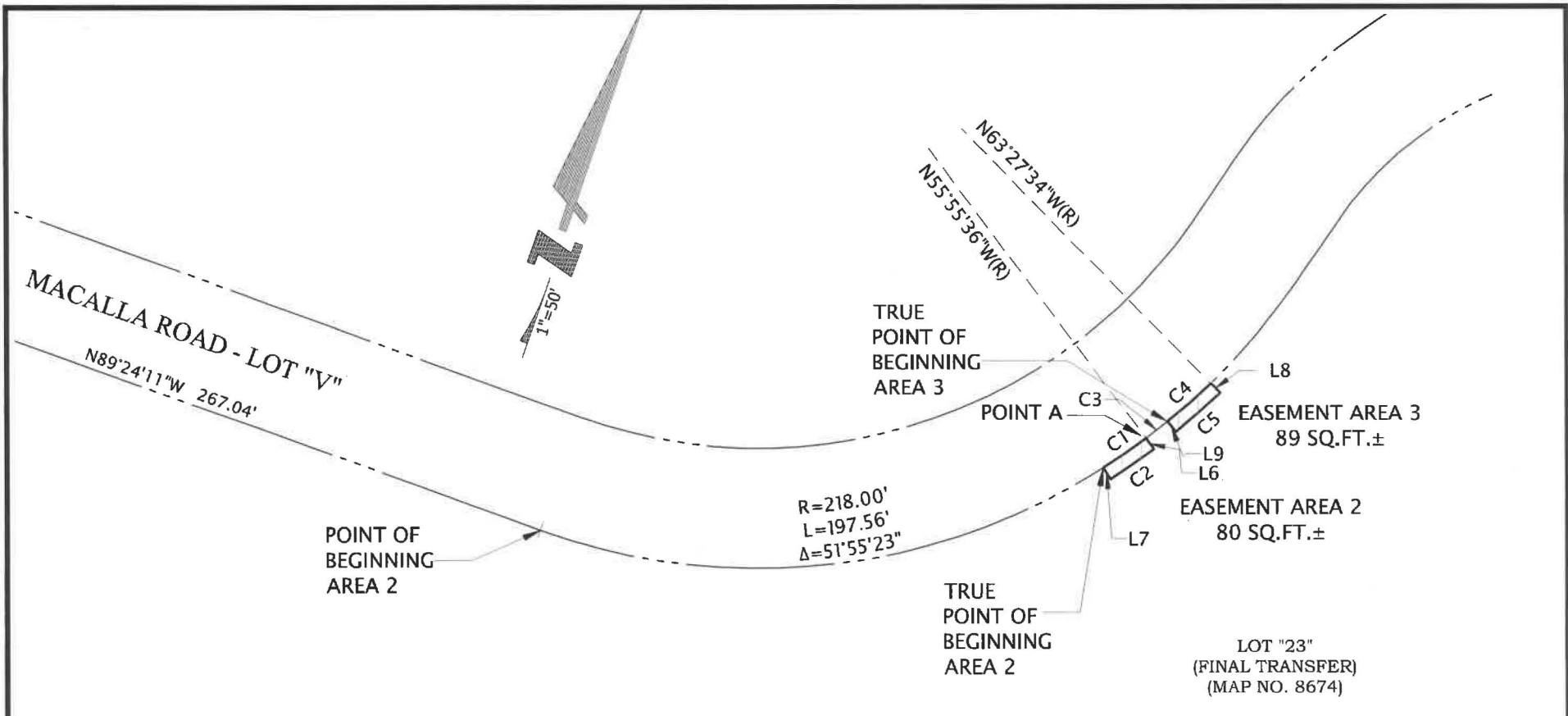


*Alex Calder*



255 SHORELINE DR  
SUITE 200  
REDWOOD CITY, CA 94065  
650-482-6300  
650-482-6399 (FAX)

Subject EXHIBIT G1  
PLAT TO ACCOMPANY DESCRIPTION  
Job No. 20140015  
By DCJ Date 12/13/17 Chkd AMC  
SHEET 5 OF 7



Curve Table			
Curve #	Length	Radius	Delta
C1	17.50	218.00	4°36'02"
C2	17.87	222.50	4°36'02"
C3	9.15	218.00	2°24'22"
C4	19.51	218.00	5°07'36"
C5	19.91	222.50	5°07'36"

Line Table		
Line #	Direction	Length
L6	S55°55'36"E	4.50
L7	N51°19'34"W	4.50
L8	S63°27'34"E	4.50
L9	N58°19'58"W	4.50

**ABBREVIATIONS**

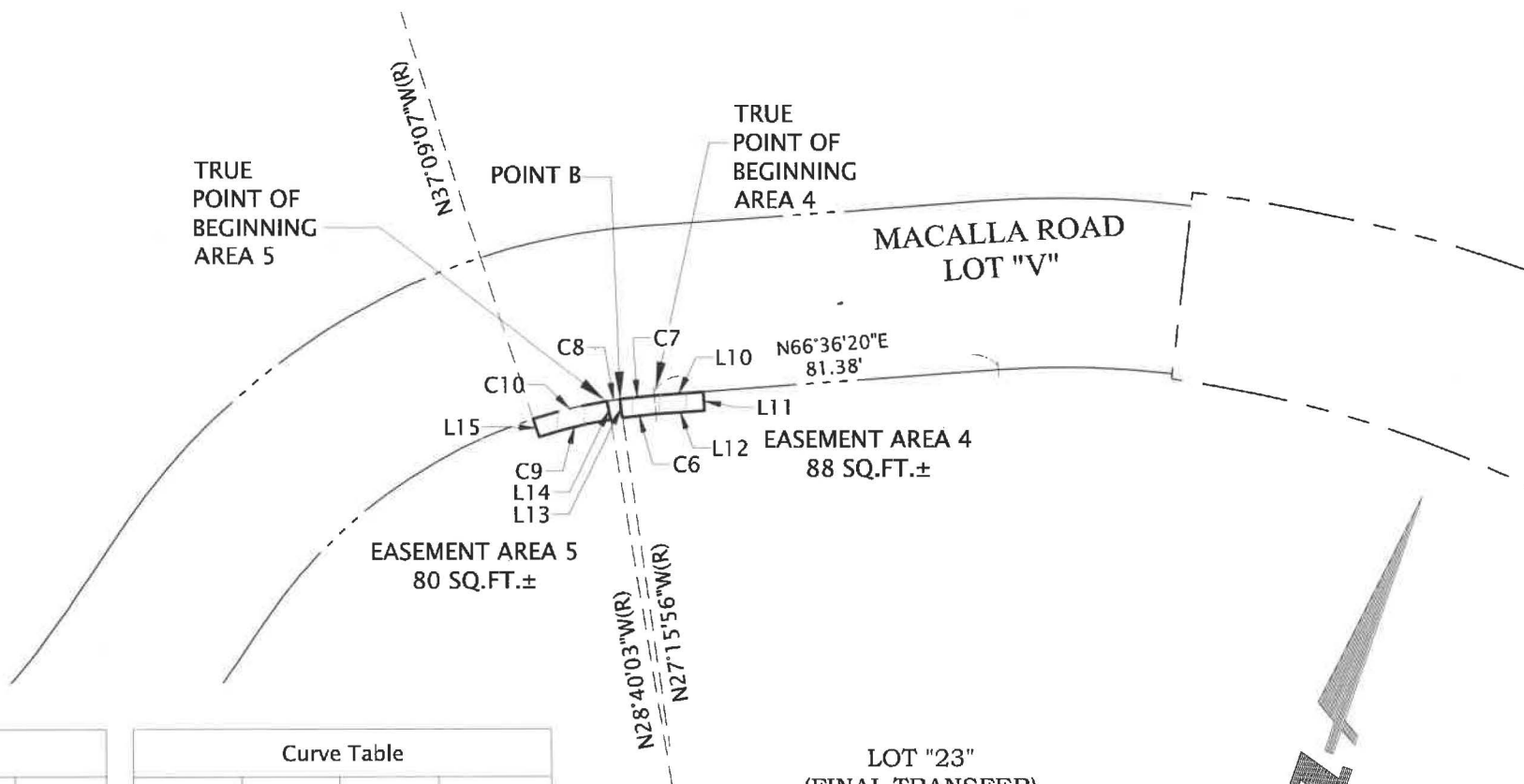
(R) RADIAL BEARING  
 SQ.FT. SQUARE FEET

EASEMENT AREA 



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 SHEET 6 OF 7



Line Table		
Line #	Direction	Length
L10	N66°36'20"E	11.54
L11	S23°23'40"E	4.50
L12	S66°36'20"W	11.54
L13	N27°13'16"W	4.50
L14	S28°42'11"E	4.50
L15	N37°07'03"W	4.50

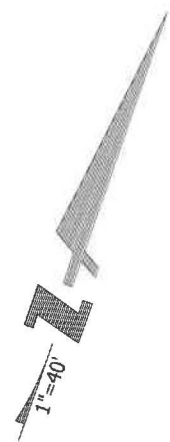
Curve Table			
Curve #	Length	Radius	Delta
C6	7.94	117.50	3°52'22"
C7	8.24	122.00	3°52'16"
C8	2.99	122.00	1°24'12"
C9	17.40	117.50	8°29'09"
C10	18.06	122.00	8°28'59"

LOT "23"  
(FINAL TRANSFER)  
(MAP NO. 8674)

**ABBREVIATIONS**

(R) RADIAL BEARING  
SQ.FT. SQUARE FEET

EASEMENT AREA



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 SHEET 7 OF 7